



# VILLAGGIO CENTER MIXED USE SPACE

## FOR LEASE

5200 EAST TEXAS STREET, BOSSIER CITY, LA 71111

- Retail, restaurant and office space available for lease in beautiful mixed use development
- Unique Italian themed town square setting offers relaxing, walkable commercial area
- Surrounded by high occupancy Multi-Family residential
- Traffic count: I-220 at Highway 80 - 61,329 CPD
- Traffic count: Swan Lake Road at Highway 80 - 33,268 CPD
- Strategically located less than one mile West of Bossier Parish Community College (9,500+ students) and Cyber Innovation Center with CRSA, Inc. (800+ employees)
- Move-in ready suites with competitive lease rates



### 2019 DEMOGRAPHICS

Distance	Population	Avg HH Income	Number of Households
1 mile	3,720	\$40,306	1,389
3 miles	27,087	\$58,250	10,660
5 miles	78,937	\$63,635	31,656

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

For more information, contact:

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